



26 Catherine Street, Macclesfield, SK11 6ET

Catherine Street enjoys a convenient location which is just a short stroll from the town centre, all its amenities and excellent public transport facilities. This elegantly presented three storey cottage is quite outstanding and will appeal to a range of purchasers who may be looking for something quite versatile and offers an appealing balance of style, practicality and functionality. In brief the property comprises; entrance hallway, downstairs W.C, modern fitted kitchen opens to the living/dining room with access to the delightful courtyard garden which is fenced and enclosed with a stone flagged patio area is ideal for rattan furniture. Stairs from the hallway lead up to the first floor with two good size bedrooms and a stylish bathroom. The second floor offers a fabulous size master bedroom with en-suite facilities. Gas central heating and double glazing are installed for economy and comfort.

£225,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

Directions

Catherine Street is a continuation of Bond Street, which can be accessed by a number of ways, including from Park Lane. Alternatively, leaving Macclesfield in a westerly direction along Chestergate, Catherine St can be found on the left hand side, just before the junction with Chester Road. The property will be found on the left hand side between Pierce Street and Great King Street.

Entrance Hallway

Stairs to first floor landing. Laminate floor. Radiator. Door to downstairs W.C. Further door to the open plan living/dining kitchen.

Downstairs WC

Fitted with a low level push button WC and vanity wash hand basin. Laminate floor. Radiator.

Living/Dining Room

13'10 x 10'10
Elegantly presented with double glazed sash window and door to the garden. Recessed ceiling spotlights. Radiator.

Kitchen

10'0 x 6'5
Fitted with a stylish range of high gloss base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Underhung stainless steel, one and a quarter bowl, sink unit with mixer tap. Four ring gas hob with with extractor hood over and oven below. Space for a washing machine and upright fridge freezer. Recessed ceiling spotlights. Double glazed sash window to the front aspect.

Stairs To First Floor Landing

Doors to two bedrooms and the family bathroom.

Bedroom Two

17'10 x 9'7 max

L-shape bedroom with two double glazed sash windows to the rear aspect. Radiator.

Bedroom Three

10'8 x 10'8

Double bedroom with double glazed sash window to the front aspect. Radiator.

Bathroom

Contemporary fitted bathroom suite incorporating a panelled bath with shower fittings over and screen to the side, push button low level W.C and vanity wash hand basin. Part tiled walls. Chrome ladder style radiator. Double glazed sash window to the front aspect.

Stairs To Second Floor

Space for a dressing table. Door through to the bedroom.

Master Bedroom

20'7 x 11'7

Spacious dual aspect double bedroom with ample space for a king size bed and wardrobes. Large built in wardrobe. Double glazed windows to the front and rear aspects. Door to the en-suite. Two radiators. Access to the loft space.

En-Suite Shower Room

Contemporary en-suite incorporating a walk in shower enclosure, push button low level W.C and vanity wash hand basin. Part tiled walls. Chrome ladder style radiator.

Outside

Private Courtyard

A pleasant fenced and enclosed paved courtyard to the rear.

Parking

Permit parking - please click on link below:

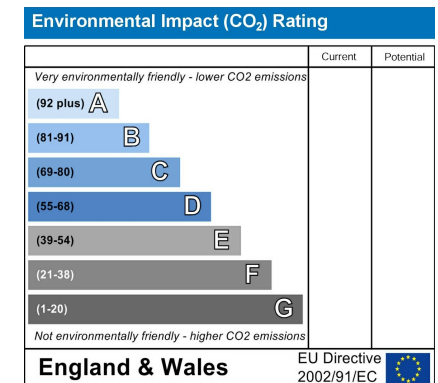
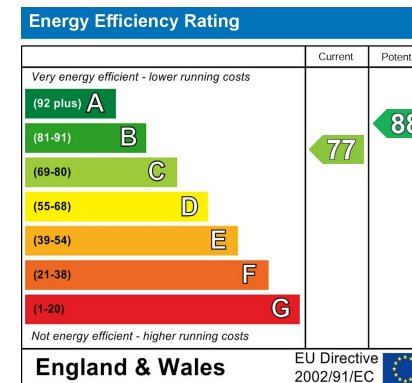
<https://www.cheshireeast.gov.uk/car-parks-and-parking/parking-permits/residents-car-park-permits.aspx>

Tenure

The vendor has advised us that the property is Freehold.

The vendor has also advised us that the property is council tax band B.

We would recommend any prospective buyer to confirm these details with their legal representative.

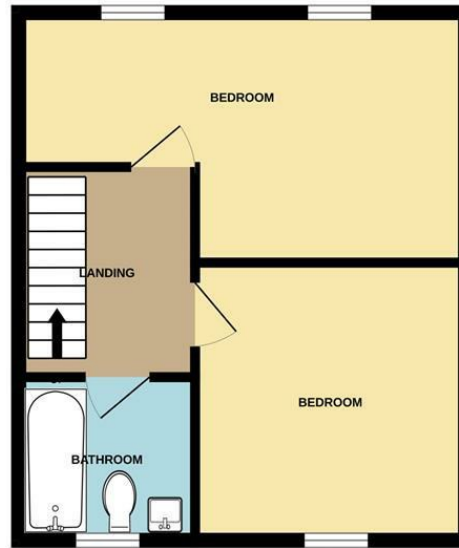




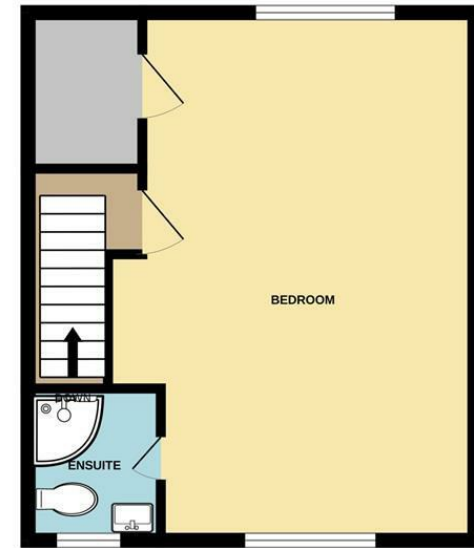
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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